

APPLICATION NO: 25/00237/NMA **CASE OFFICER:** Reece Black

WARD: Shevington **PARISH:**

LOCATION: 2 Kingfisher Close, Tower Hill, Kirkby

PROPOSAL: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 25/00237/FUL (ERECTION OF A SINGLE STOREY SIDE AND REAR WRAPAROUND EXTENSION TO GROUND FLOOR TO FORM ANNEX TOGETHER WITH A FIRST FLOOR SIDE EXTENSION. ALTERATIONS TO EXISTING FRONT PORCH ROOF) TO ALLOW FOR THE ADDITION OF FIRST-FLOOR FENCH DOORS WITH JULIET BALCONY TO SOUTH FACING SIDE ELEVATION, LARGER WINDOW TO FIRST-FLOOR REAR ELEVATION, INSTALLATION OF 3 NO. VELUX ROOFLIGHTS TO THE GROUND FLOOR REAR EXTENSION.

Site Description

The application site is located at 2 Kingfisher Close, Tower Hill and is situated within an area allocated as a Primarily Residential Area in the Local Plan Policies Map. The application property is a detached, two-storey dwellinghouse, within an irregularly rectangular shaped plot. The property is brick facing to its elevations with white UPVC openings and grey, interlocking roof tiles.

The property is a standalone dwelling in its context, with other properties in the locality, but separated by the highways of Kingfisher Close / Saxon Way. The property fronts a small cul-de-sac and there are two residential dwellings opposite the site with a building row of semi-detached dwellings to the other side of Saxon Way. Open space is located to the south/south-east of the property.

Proposal

The proposal is for a non-material amendment following the grant of planning permission 25/00237/FUL (erection of a single storey side and rear wraparound extension to form annex together with a first floor side extension).

The application seeks a non-material amendment to that planning permission for the following changes:

- Addition of 1 no. French doors and Juliet balcony to the middle of the first-floor south facing side elevation;
- Larger window to the first-floor rear elevation;
- Installation of 3 no. Velux rooflights to the ground floor rear extension.

Consultations

N/A.

Representations

N/A.

Planning History

APP. NO: 25/00237/FUL
PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR WRAPAROUND EXTENSION TO GROUND FLOOR TO FORM ANNEX TOGETHER WITH A FIRST FLOOR SIDE EXTENSION. ALTERATIONS TO EXISTING FRONT PORCH ROOF.
DECISION: GRANTED
DECISION DATE: 21 August 2025

Relevant Policy

NATIONAL PLANNING PRACTICE GUIDANCE (PPG)

Flexible options for planning permissions.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Householder Development SPD (2016)

Assessment

Planning Policy Guidance (PPG) - Flexible options for planning permissions, Paragraph 002, stipulates that *there is no statutory definition of 'non-material'.* This is because it will be dependent on the context of the overall scheme. It furthers that *the LPA must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.*

The Local Planning Authority (LPA) must consider whether the proposal would result in a material change from the previously approved permission and whether it would result in any material change or impact.

French doors and Juliet balcony:

The proposed opening would be situated on the south elevation which is oriented facing the green space adjacent the dwelling known as 'Saxon Green'. The originally approved permission (25/00237/FUL) did not include any openings to this elevation. The Juliet balcony would include a glass balustrade.

The installation of the proposed opening here would be considered a non-material change given it would not introduce any overlooking or visual intrusion concerns to nearby residential properties or any private gardens. Given that the elevation is not readily visible from the street scene the introduction of an opening together with the glass balustrade, to this elevation, would have a negligible impact by way of visual

amenities or impact on the street scene.

The introduction of an opening to this elevation would be minor in nature when considered in the context of scale of the overall development and would not have any materially greater impact to design and residential amenities which would require further assessment; this minor change would not alter the originally approved proposed development.

Larger window:

The originally approved plans included a 2-paned window with a square appearance in proportions. The proposed plans submitted within this NMA application seek to replace this to a 3-paned window with a more rectangular appearance, whilst these changes would detract from the coherence with the other windows to the first-floor rear elevation of the dwelling overall, the change to the proposed window would not have any detrimental variation or amendment to the originally approved scheme and instead are more minor, cosmetic design choices and would not require any further assessment given.

Velux windows:

The installation of 3 no. Velux windows to the ground floor rear elevation would not significantly alter the design and appearance of the originally approved plans given that these installed to the roof and therefore not readily or prominently visible from the street scene and their addition would not severely alter the original planning application. The introduction of these would provide natural light to the occupants of the application property.

In summary the proposed changes would comply with the above noted planning policies and is therefore recommended for approval.

Conclusion

The contents of the application would not result in any significant change to the original planning permission and the changes sought would not be considered a material change or amendment to the scheme and would comply with the listed policy requirements. The proposed amendments would be acceptable in their visual appearance and would not have any greater impact on design and residential amenity considerations than the previously approved scheme. Therefore, the application is recommended for approval.

Recommendation

The proposals are considered to be non-material and are hereby granted subject to the three condition(s) of the original permission (25/00237/FUL) and the one condition of this (25/00237/FUL) application.

1. The development must be undertaken in accordance with the approved plans on the original application (25/00237/FUL), except were amended by the hereby approved plans contained within Schedule 1 for 25/00237/NMA. For the avoidance of doubt the three conditions attached to the original permission are still relevant, cover the non-material amendments hereby approved and must be adhered to. No substitution should be made without prior consent from the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a

contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

Reason: for the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/02/2026	101	REV B01	EXISTING FLOOR PLANS AND LOCATION PLAN
13/02/2026	101	REV P01	PROPOSED FLOOR PLANS
13/02/2026	101	REV P01	PROPOSED ELEVATIONS
13/02/2026	104	REV P01	PROPOSED 3D VIEWS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 03/03/2026

Informatives

N/A.

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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